

Amendment Report

*15A/B Moseley St, & 25-31 Donald St,
Carlingford*

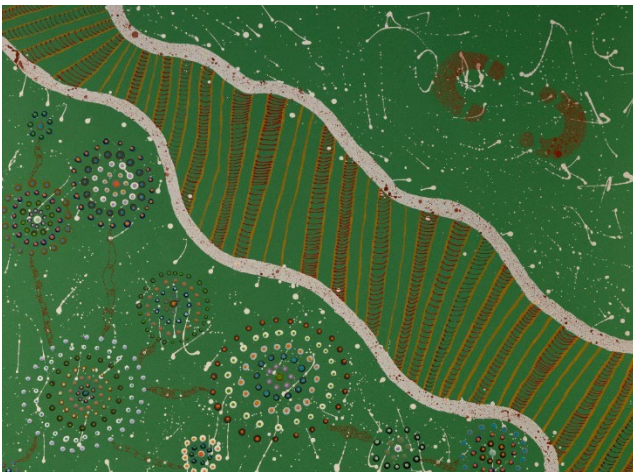
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Project Code P0058647
Report Number Rev 4 Rts Submission – April 2026

Acknowledgment of Country

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Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Amendment Report – Moseley Street and Donald Street,
Carlingford

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1 Introduction

1 Introduction

1.1 Overview

This Amendment Report is submitted to Department of Planning, Housing and Infrastructure (DPHI) on behalf of Captag Investments Pty Ltd (the applicant) in support of State Significant Development Application (SSDA) (SSD-83870463) for the proposed residential development and childcare at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford (**the site**).

The project is State Significant Development (**SSD**) pursuant to Schedule 1, Section 26A of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, as it is development to which Chapter 2, Part 2, Division 1 of *State Environmental Planning Policy (Housing) 2021, (Housing SEPP)* applies that:

- Is not prohibited under an Environmental Planning Instrument (**EPI**) applying to the land.
- Has an Estimated Cost of Development (**EDC**) that exceeds \$75 Million for the residential components.
- Meets the locational requirements of the Housing SEPP; and
- Will provide at least 10% of the total floor space as affordable housing for at least 15 years.

In accordance with Section 4.5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, the Minister is the consent authority for the proposal.

The proposed development seeks to modify the existing consent (DA/222/2024) through conditions of consent under the provisions of Section 4.17 of the EP&A Act. This Report also provides an assessment of the proposal against the relevant considerations under Section 4.15 of the EP&A Act.

1.2 Applicant Details

The applicant details for the proposed development are listed in Table 1.

Table 1 Proponent Details

Description	Details
Full Name(s)	Captag Investments Pty Ltd
Postal Address	8/45 Clarence Street, Sydney NSW 2000
ABN	45 972 553 123
Nominated Contact	c/o Zachary Quintal (Urbis)
Contact Details	+61 2 8233 9933

1.3 Site Context

The site is located at 15A and 15B Moseley Street, and 25-31 Donald Street, Carlingford within the Parramatta Local Government Area (**LGA**) and is made up of the following lots:

Table 2 Legal Description of the Site

Property Address	Legal Description
15A Moseley Street, Carlingford	Lot 35 DP 536982
15B Moseley Street, Carlingford	Lot 34 DP 536982

Property Address	Legal Description
25 Donald Street, Carlingford	Lot 5 DP 35555
27 Donald Street, Carlingford	Lot 33 DP 536982
29 Donald Street, Carlingford	Lot 32 DP 536982
31 Donald Street, Carlingford	Lot 2 DP 35555

The total site area is 5,948m². The site has a frontage of approx. 79m to Moseley Street and a frontage of approx. 45m to Donald Street. The site slopes from north-east down towards the south-western portion of the site with a crossfall of approximately 9 metres.

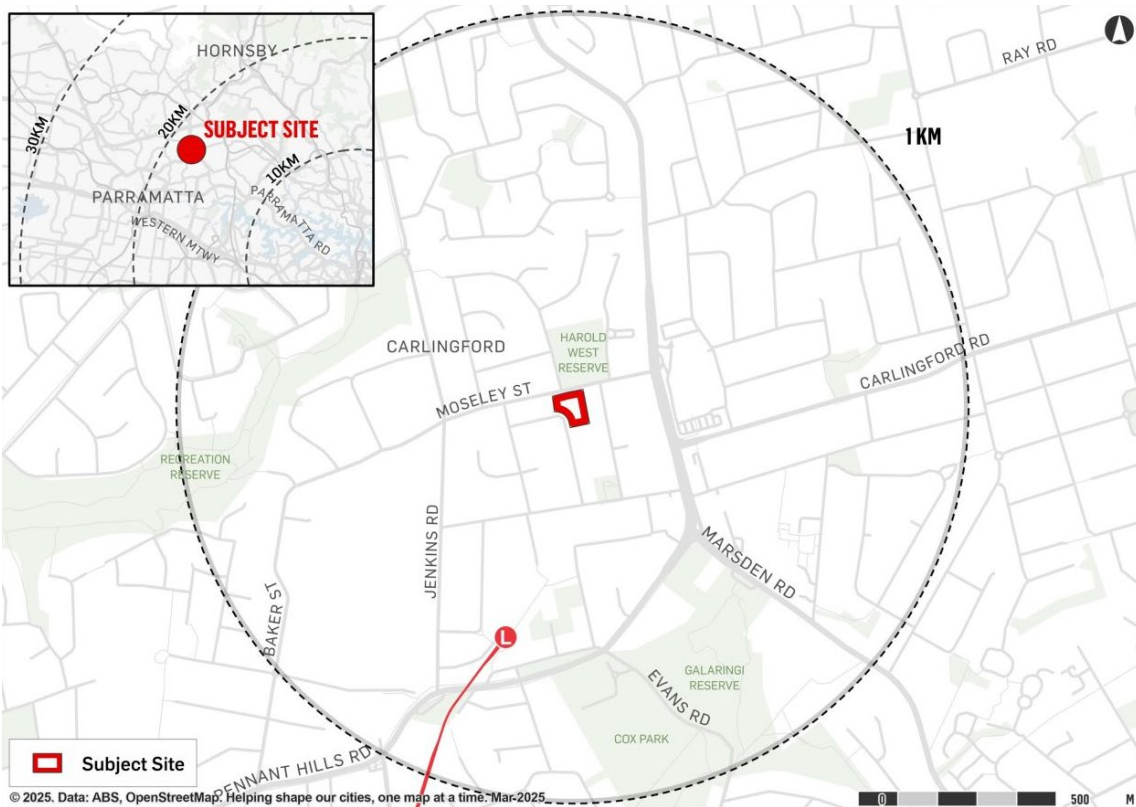
The site description, context and area remain unchanged from the SSDA (as lodged).

Figure 1 Site Context



Source: Urbis, 2025

Figure 2 Regional Context



Source: Urbis, 2025

1.4 Project Overview (as Amended on February 2026)

The description of the proposed development is as follows:

- Site preparation works including demolition of structures and tree removal.
- Bulk excavation works to establish basement parking structure.
- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building
- A 76 place centre-based childcare facility.
- Three (3) level basement parking structure (residential) and podium parking for childcare.
- Associated civil, landscaping and public domain works.

On 24 March and 31 March 2026, DPHI requested clarification regarding the scope of works that have been carried out under DA/222/2024. A letter was provided to DPHI by Urbis (on behalf of the applicant) on 7 April 2026. This confirmed that DA/222/2024 was approved by the NSW Land and Environment Court on 27 June 2025. On 3 February 2026, City of Parramatta Council confirmed that the deferred commencement conditions of DA/222/2024 were satisfied.

The works being undertaken in accordance with Construction Certificate #1 for DA/222/2024 are as follows:

- Excavation
- Shoring
- Construction of basement floor slab & inground services.

More specifically, the following works were being undertaken via DA/222/2024 (as modified).

- All demolition works (except for demolition of the display suite) were completed in early 2025 (via DA/219/2024), all new drainage works within the public domain and the new easements within the site were completed in December 2025 and the construction works began on site in February 2026.
- Since February 2026, construction contractors have completed the piling and capping beams, the steel anchors required to support the piling and are currently clearing/excavating the site to the proposed basement 3 level.
- It is expected that the site will be cleared by mid-April 2026. Following that, the construction contractor will begin work on the concrete pads, underground hydraulic and civil services, and the stair and lift pits. Following these works, they'll then begin the concrete base slab for basement 03. These works are expected to be completed by June 2026.

As a result, DPHI requested that site preparation works and demolition works be removed from the description of the development of this SSD.

An amended project description is provided at Section 1.3 and detailed description of amendments in Section 3.1 of this Amendment Report.

1.5 Revised Project Description

The revised description of the proposed development is as follows:

- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building
- A centre-based childcare facility.
- Internal fit-out of three (3) level basement parking structure (residential) and podium parking for childcare.
- Associated civil, landscaping, public domain works and tree removal.

1.6 Project Background

1.6.1 DA/588/2023

In December 2023, a development application (**DA**) was lodged for the demolition of existing buildings, and construction of two residential apartment buildings up to 4-6 storeys in height comprising 60 apartments, a childcare centre and associated basement car parking and landscaping.

The DA was subsequently withdrawn due to the acquisition of the adjacent site at 31 Donald Street and the desire to amend the proposed plans to incorporate this site.

1.6.2 DA/747/2023

In December 2023, a DA was lodged for use of the existing dwelling as a display suite and sales office with associated parking, landscaping and signage. The DA was approved in June 2024.

1.6.3 DA/759/2023

In December 2023, a staged DA was lodged for the demolition of existing buildings, tree removal, and the construction of two residential apartment buildings up to 4-6 storeys in height comprising 70 apartments, a childcare centre and associated basement car parking and landscaping.

The DA was subsequently withdrawn so that the proposal could be redesigned to incorporate affordable housing.

1.6.4 DA/222/2024

In April 2024, a staged DA was lodged for the demolition of existing buildings, tree removal, and the construction of two residential apartment buildings up to 4-6 storeys in height comprising 91 apartments (including 22 affordable housing units), a childcare centre and associated basement car parking and landscaping.

The DA is subject to a deemed refusal appeal in the NSW Land and Environment Court (**NSWLEC**). A deferred commencement consent was issued by the NSWLEC on 27 June 2025 for the following:

Staged development including the demolition of existing buildings, construction of a part 4, part 7 storey residential flat building comprising 46 residential units with shared basement and construction of a 6 storey mixed use development comprising childcare centre and 45 residential units.

The deferred commencement conditions listed in Schedule 1 of the consent relate to the relocation of Council drainage assets and, are required to be satisfied within 24 months of determination. The conditions require the following.

1. *Relocation of the existing Council owned drainage assets across the development site.*
2. *Submission to Council of suitable documentary evidence issued confirming the creation of two (2) easements to drain water, being between 2.1m, 2.4m & 3m wide over the stormwater discharge pipe system through the subject site, benefitting the development site, adjoining upstream residential lots and Council's adjoining assets, has been registered with the NSW Land Registry Services.*

Importantly, this SSDA forms a new stand-alone development application for consideration by DPHI. The proponent nonetheless intends to satisfy the deferred commencement conditions as it is expected these would be requirements of Council for any development of this scale.

At the time of EIS lodgement, works had not physically commenced in relation to DA/222/2024.

At the time of this Amendment Report, the deferred commencement conditions have been satisfied, and all demolition works (except for demolition of the display suite) and excavation of the basement had been undertaken.

DA/222/2024 was modified on 17 March 2026. The modification (DA/222/2024/A) included minor design modifications that arose due to design refinements. The design changes in the modification remain consistent with the design of the SSDA.

1.6.5 DA/219/2024

In October 2024, development consent was granted for early works including the demolition of all existing buildings and structures on site, as well as tree removal.

Demolition works have commenced, and the site is currently cleared other than the display suite/sales office.

1.6.6 Relationship of proposed SSDA with existing consents

The application seeks to utilise the provisions of section 4.17 of the EP&A Act such that, at the issuance of a development consent for the subject application, DA/222/2024 will be amended to ensure that the applicable consents are consistent with each other and may operate simultaneously over the site.

Section 4.17(1)(b) of the EP&A Act provides that a condition of development consent may be imposed requiring the modification (or surrender) of another development consent relating to the same land as indicated below.

4.17 Imposition of conditions

(1) Conditions—generally

A condition of development consent may be imposed if—

(a) it relates to any matter referred to in section 4.15(1) of relevance to the development the subject of the consent, or

(b) it requires the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11 in relation to the land to which the development application relates, or

(c) it requires the modification or cessation of development (including the removal of buildings and works used in connection with that development) carried out on land (whether or not being land to which the development application relates), or

(d) it limits the period during which development may be carried out in accordance with the consent so granted, or

(e) it requires the removal of buildings and works (or any part of them) at the expiration of the period referred to in paragraph (d), or

(f) it requires the carrying out of works (whether or not being works on land to which the application relates) relating to any matter referred to in section 4.15(1) applicable to the development the subject of the consent, or

(g) it modifies details of the development the subject of the development application, or

(h) it is authorised to be imposed under section 4.16(3) or (5), subsections (5)–(9) of this section or section 7.11, 7.12, 7.24 or 7.32.

In practice, this clause allows a condition of one development consent to require the modification of development consents, through the over-writing of specific conditions in that original consents so they are consistent with the new consent. In order to affect this modification, clause 97 of the *Environment Planning and Assessment Regulation 2000 (EP&A Regulation)*, requires, under section 4.17(5) of the Act, that the proponent issue a notice of modification to the consent authority for the pre-existing DAs. Section 4.14(5) states:

(5) Modification or surrender of consents or existing use rights

If a consent authority imposes (as referred to in subsection (1)(b)) a condition requiring the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11, the consent or right may be modified or surrendered subject to and in accordance with the regulations.

The notice of modification effectively modifies the pre-existing DA (DA/222/2024 (as modified)) so that it must be read to be in accordance with the 'Amending' DA. This requirement removes any inconsistencies between the original consent and the amended DA consent. The notice of modification is utilised to resolve any inconsistencies between the two consents, so that the two consents can sit concurrently on the site and continue to operate. The 'Amending' DA consent supersedes any inconsistency in the pre-existing DA.

Specifically, this Amending SSD consent seeks to modify DA/222/2024 (as modified) so that the project description can be read as follows

~~Staged Development comprising Stage 1 – Demolition of existing buildings, tree removal and construction of a part 4/part 7 storey residential flat building comprising 46 units and a shared basement carpark; Stage 2 – construction of a 6-storey mixed use development comprising an 80-place centre based childcare centre and 45 residential units.~~

2 Strategic Context

2 Strategic Planning

The proposed amendments to the project description remain aligned and consistent with the following relevant strategic plans:

- Greater Sydney Region Plan – A Metropolis of Three Cities
- Our Greater Sydney 2056 – Central District Plan
- Draft Sydney Plan
- Parramatta Local Strategic Planning Statement
- Better Placed
- NSW Housing Strategy: Housing 2041.

3

Description of Amendments

3 Description of Amendments

This section of the report describes the proposed amendments and provides a comparative analysis of the original development and amended proposal. It also includes an updated detailed description of the various components of the proposal, including the proposed amendments.

3.1 Overview and Comparative Analysis

The original proposal was for a mixed-use development comprising a childcare centre, two residential tower forms, and three basement levels of car parking. The amended proposal is consistent with this project description. However, consent is not sought for excavation works or site preparation works which was provided as part of DA/222/2024.

With regards to the basement, consent is only sought for the following under SSD-8387604:

- Internal fit-out of a three (3) level basement parking structure (residential) and podium parking for childcare centre. This includes the provision of lift and staircase shaft walls, structural columns, plant rooms, services, motor vehicle and bicycle parking, accessible parking and storage cages for residents.

The remainder of the development for which consent is sought remains unchanged, as follows:

- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building. 118 apartments will be provided with a mix of one, two, three and four-bedroom units.
- Construction of a 76-place centre-based childcare facility located at Building B. (Detailed fit out, internal design and operation of the tenancy will be subject to a future development consent).
- Landscaping and public domain works including ground level communal open space for residents, child-care communal open space located on Level 2 of Building B and tree planting in the public domain along Donald and Moseley Streets.
- Civil works including an OSD tank, below ground rainwater tank and new boundary and kerb inlet pits at Donald Street.
- Removal of trees 68 and 71.

These refinements have been made to the SSDA proposal following further engagement with DPHI regarding the current works being undertaken on site via DA/222/2024. The refinements are generally consistent with the original project description and do not materially alter the proposed development for which consent is sought.

Table 3 provides a comparative analysis of the proposed changes to the updated development.

Table 3 Comparative Analysis of Proposed and Amended Development

Aspect of the Proposal	RtS Proposal	Current Proposal	Change
Land uses	Residential flat building and centre-based child-care facility	Residential flat building and centre-based child-care facility	No change
Max Building Height	28.65m	28.65m	No change
Number of storeys	Building A1/2: 9 storeys Building B: 7 storeys	Building A1/2: 9 storeys Building B: 7 storeys	No change
GFA	Childcare: 410m ² Residential: 11,832m ² Total: 12,242m ²	Childcare: 410m ² Residential: 11,832m ² Total: 12,242m ²	No change

Aspect of the Proposal	RtS Proposal	Current Proposal	Change
FSR	Childcare: 0.069:1 Residential: 1.989:1 Total: 2.058:1	Childcare: 0.069:1 Residential: 1.989:1 Total: 2.058:1	No change
Number of apartments	Affordable: 23 Market: 95 Total: 118	Affordable: 23 Market: 95 Total: 118	No change
Apartment mix	1 bedroom: 9 (8%) 2 bedroom: 74 (63%) 3 bedroom: 20 (17%) 4 bedroom: 15 (12%)	1 bedroom: 9 (8%) 2 bedroom: 74 (63%) 3 bedroom: 20 (17%) 4 bedroom: 15 (12%)	No change
Setbacks	North: Building B - Min 6.5m for all levels East: Building B - Min 6m for first 4 floors of residential, increased to min 9m for upper residential floors. Building A2 - Min 6m for first 5 floors of residential, increased to min 9m for upper residential floors. South: Building A2 - Min 8.5m setback for all levels West: Building A1 - 4.2m to ground floor private open space, min 6m to all levels. Building B - Min 3m to car park, min 6m to first 4 floors of residential, increased to min 9m for upper residential floors.		Unchanged – further clarifications provided in Architectural Plans and Design Report
Communal open space	1,508m ² (25.3% of site)	1,508m ² (25.3% of site)	No change
Deep soil (ADG)	683 m ² (11.48% of site)	683 m ² (11.48% of site)	No change
Vehicular access	Vehicle access to the residential basement levels is provided via Donald Street. Vehicle access to the childcare car parking is provided via Moseley Street.	Vehicle access to the residential basement levels is provided via Donald Street. Vehicle access to the childcare car parking is provided via Moseley Street.	No change
Car parking	Residential <ul style="list-style-type: none"> Residential: 145 (including 18 accessible spaces) Visitor: 22 (including 1 wash bay and 2 accessible spaces) 	Residential <ul style="list-style-type: none"> Residential: 145 (including 18 accessible spaces) Visitor: 22 (including 1 wash bay and 2 accessible spaces) 	No change

Aspect of the Proposal	RtS Proposal	Current Proposal	Change
	<ul style="list-style-type: none"> Motorcycle: 5 spaces Total: 167 spaces 	<ul style="list-style-type: none"> Motorcycle: 5 spaces Total: 167 spaces 	
	<p>Childcare</p> <ul style="list-style-type: none"> Staff: 12 spaces Visitor: 10 spaces Accessible: 1 space 	<p>Childcare</p> <ul style="list-style-type: none"> Staff: 12 spaces Visitor: 10 spaces Accessible: 1 space 	
	Total: 23 spaces	Total: 23 spaces	
Bicycle parking	<p>Visitor: 10</p> <p>Residential: 95</p> <p>Total: 105 spaces</p>	<p>Visitor: 10</p> <p>Residential: 95</p> <p>Total: 105 spaces</p>	No change

3.2 Detailed Description

The proposed development (as amended) comprises:

- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building
- A centre-based childcare facility.
- Internal fit-out of three (3) level basement parking structure (residential) and podium parking for childcare.
- Associated civil, landscaping, public domain works and tree removal.

Table 4 Project Details

Descriptor	Project Details
Project Area	5,948m ²
Site Description	<ul style="list-style-type: none"> Lot 35 DP 536982 (15A Moseley Street) Lot 34 DP 536982 (15B Moseley Street) Lot 5 DP 35555 (25 Donald Street) Lot 33 DP 536982 (27 Donald Street) Lot 32 DP 536982 (29 Donald Street) Lot 2 DP 35555 (31 Donald Street)
Project Description	<ul style="list-style-type: none"> Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building A 76 place centre-based child care facility. Three (3) level basement parking structure (residential) and podium parking for child care. Associated civil, landscaping and public domain works.
Land uses	Residential flat building and centre-based child-care facility
Building Height	<ul style="list-style-type: none"> Building A: 28.65m Building B: 25.3m
Number of storeys	<ul style="list-style-type: none"> Building A1/2: 9 storeys

Descriptor	Project Details
	<ul style="list-style-type: none"> Building B: 7 storeys
GFA	<ul style="list-style-type: none"> Childcare: 410m² Residential: 11,832m² Total: 12,242m²
FSR	<ul style="list-style-type: none"> Childcare: 0.069:1 Residential: 1.989:1 Total: 2.058:1
Number of apartments	<ul style="list-style-type: none"> Affordable: 23 Market: 95 Total: 118
Apartment mix	<ul style="list-style-type: none"> 1 bedroom: 9 (8%) 2 bedroom: 74 (63%) 3 bedroom: 20 (17%) 4 bedroom: 15 (12%)
Setbacks	<p>North: Building B - Min 6.5m for all levels</p> <p>East: Building B - Min 6m for first 4 floors of residential, increased to min 9m for upper residential floors. Building A2 - Min 6m for first 4 floors of residential, increased to min 9m for upper residential floors.</p> <p>South: Building A2 - Min 8.5m setback for all levels</p> <p>West: Building A1 - 4.2m to ground floor private open space, min 6m to all levels. Building B - Min 3m to car park, min 6m to first 4 floors of residential, increased to min 9m for upper residential floors.</p>
Communal open space	1,508m ² (25.3% of site)
Deep soil	683 m ² (11.48% of site)
Vehicular access	Vehicle access to the residential basement levels is provided via Donald Street. Vehicle access to the childcare car parking is provided via Moseley Street.
Car parking	<p>Residential</p> <ul style="list-style-type: none"> Residential: 145 (including 18 accessible spaces) Visitor: 22 (including 1 wash bay and 2 accessible spaces) Motorcycle: 5 spaces Total: 167 spaces <p>Childcare</p> <ul style="list-style-type: none"> Staff: 12 spaces Visitor: 10 spaces

Descriptor	Project Details
	<ul style="list-style-type: none"> ▪ Accessible: 1 space ▪ Total: 23 spaces
Bicycle parking	<ul style="list-style-type: none"> ▪ Visitor: 10 ▪ Residential: 95 ▪ Total: 105 spaces

3.2.1 Reasons for Amendments

The amendments have been driven by a request from DPHI to clarify the works already undertaken on site under DA/222/2024 and the scope of works for which consent is sought by the proposed SSDA. That is, the intent of this report is to remove any ambiguity which may exist between the existing active DA on the site, and this SSD.

4 **Statutory Context**

4 Statutory Context

This section of the report provides an overview of the key statutory requirements relevant to the site and the amended proposal, including:

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC)*
- *NSW Biodiversity Act 2016 (BC Act);*
- *Environmental Planning and Assessment Act 1979 (EP&A Act);*
- *Environmental Planning Assessment Regulation 2021 (the Regulations);*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP);*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP);*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP);*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP);*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)*
- *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*

This section identifies the key statutory matters addressed in detail within the Amendment Report, including the power to grant consent, permissibility, other approvals, pre-conditions and mandatory considerations.

4.1 Statutory Requirements

The following sections provide a summary of the relevant statutory requirements for the amended proposal, having regard to the *State Significant Development Guidelines*. A detailed statutory compliance table for the project has been previously provided.

4.1.1 Power to Grant Approval

The legal pathway under which the consent is sought, why this pathway applies, and the relevant consent authority is outlined in Table 5.

Table 5 Power to Grant Approval

Matter	Consideration
Declaration of SSD	<p>In accordance with Schedule 1, Section 26A of the Planning Systems SEPP, development to which:</p> <ul style="list-style-type: none">▪ Chapter 2, Part 2, Division 1 of the Housing SEPP applies; and▪ Has an EDC of \$75M+ (for the residential components); and is permitted with consent under an EPI applying to the land.▪ Will provide at least 10% of the residential component as affordable housing for at least 15 years.▪ Is classified as SSD. <p>26A In-fill affordable housing</p> <p>(1) Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—</p>

Matter	Consideration
	<p>(a) the part of the development that is residential development has a capital investment value of—</p> <p>(i) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City in the Six Cities Region—more than \$75 million, or</p> <p>(b) the development does not involve development prohibited under an environmental planning instrument applying to the land.</p> <p>The residential component of the proposed works has an estimated EDC greater than \$75,000,000 and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.</p> <p>In addition to EDC, to qualify for the SSDA pathway, the proposal must not be prohibited development. The proposal is permitted with development consent and therefore qualifies as SSD (see below).</p>
Consent Authority	The Minister for Planning under section 4.5 of the EP&A Act

4.1.2 Permissibility

The permissibility of the proposed development is outlined in Table 6.

Table 6 Permissibility

Matter	Consideration
Land use(s)	Residential flat buildings and centre-based child care facility.
Land use zone(s)	R4 High Density Residential
Permissibility	The site is zoned R4 (High Density Residential) in accordance with Parramatta LEP 2023. 'Residential flat buildings' and 'centre-based child care facility' are permitted with consent within the R4 zone.

The project seeks to utilise the provisions of the Housing SEPP, including the low and mid rise provisions (Chapter 6) and the in-fill affordable housing provisions (Chapter 2) which establish the key built form development standards. The proposed development is seeking to utilise the 30% uplift for both for space and height available under Chapter 2 of the Housing SEPP, on top of the 'base' height and floor space established under Chapter 6 Part 4 of the Housing SEPP for residential flat buildings in low and mid rise outer areas.

The following built form development standards therefore apply:

- **Building Height**
 - Part 'base' LMR height of 17.5m + 30% = **22.75m** (applies to north of site, Building B and A1)
 - Part 'base' LEP control of 21m + 30% = **27.3m** (applies to southern portion of the site, Building A2)
- **Floor Space Ratio**
 - 'Base' LMR floor space of 1.5:1 + 30% = **1.95:1**

It is noted that the LEP height control has been adopted as the 'base' control for the southern portion of the site as it exceeds the LMR outer area control.

The amended proposal proposes to exceed the maximum height of building control and floor space ratio development standards outlined above. Clause 4.6 Variation Requests have been prepared which detail the proposed non-compliance, provided under separate cover.

4.2 Pre-Conditions

Table 7 outlines the pre-conditions to exercising the power to grant approval which are relevant to the project and the section where these matters are addressed within the EIS.

Table 7 Pre-Conditions

Statutory Reference	Pre-Condition	Relevance	Relevant Document Reference
State Environmental Planning Policy (Resilience and Hazards) 2021	A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out. Section 4.6 of the SEPP provides a State-wide approach to the remediation of contaminated land. It requires a consent authority to assess the potential for land to be contaminated and the works required to remediate the land to ensure it is suitable for its intended use.	A Preliminary Site Investigation has been prepared for the SSDA. This confirms that the development site is considered low risk for significant contamination can be made suitable for residential and childcare land uses, subject to the implementation of the identified mitigation measures.	Section 6.12 of the EIS Appendix R to the EIS.
State Environmental Planning Policy (Housing) 2021	<p>Clause 20 Design Requirements requires that the consent authority consider whether the residential development is compatible with the desirable elements of the character of the area or for precincts undergoing transition, the desired future character of the precinct.</p> <p>Clause 21 Consent Authority must be satisfied that the affordable housing component will be maintained for at least 15 years and that it will be managed by a registered housing provider.</p>	<p>The project is considered to be compatible with the desired future character of the precinct, as detailed in the Architectural Design Report.</p> <p>The project includes a minimum 15% in-fill affordable housing component which will be maintained for at least 15 years and that it will be managed by a registered housing provider. A letter has been included from Link Wentworth Housing to this effect.</p>	<p>Appendix H of the EIS</p> <p>Appendix F & G of the previously lodged Amendment Report</p>

4.3 Mandatory Consideration

Table 8 outlines the relevant mandatory considerations to exercising the power to grant approval and the sections where these matters are addressed within the submitted documentation.

Table 8 Mandatory Consideration

Statutory Reference	Mandatory Consideration	Relevant Document Reference
Consideration under the EP&A Act and Regulations		Appendix C
Section 1.3	The relevant objects of the EP&A Act	Appendix C
Section 4.15 (1)(a)(i) Relevant environmental planning instrument	All relevant EPIs will be addressed in the EIS, these include; <ul style="list-style-type: none"> ▪ <i>State Environmental Planning Policy (Planning Systems) 2021</i> ▪ <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> ▪ <i>State Environmental Planning Policy (Housing) 2021</i> ▪ <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> ▪ <i>Parramatta LEP 2023</i> 	Appendix C
Section 4.15 (1)(a)(ii) Relevant draft environmental planning instrument	Relevant proposed instruments include <ul style="list-style-type: none"> ▪ N/A 	N/A
Section 4.15 (1)(a)(iii) Relevant development control plan	Clause 2.10 of the Planning Systems SEPP provides that DCPs do not apply to SSDAs. As such, the Parramatta DCP 2023 is not a relevant consideration, and strict DCP compliance is not required.	N/A
Section 4.15 (1)(a)(iiia) any planning agreement or draft planning agreement	None are relevant to the amended development.	N/A
Section 4.15(1)(b) the likely impacts of that development,	The likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Section 6 of the EIS, and Section 5 of this Amendment Report
Section 4.15(1)(c)	The suitability of the site for the development	Section 7.6 of the EIS and Section 6.5 of this Amendment Report.
Section 4.15(1)(d)	Any submissions made in accordance with the Act or regulations	Appendix A

Statutory Reference	Mandatory Consideration	Relevant Document Reference
Section 4.15(1)(2)	The Public Interest	Section 7.7 of the EIS and Section 6.6 of this Amendment Report
Mandatory relevant considerations under EPIs		
State Environmental Planning Policy (Resilience and Hazards) 2021	Section 4.6 – Contamination and remediation to be considered in determining development application.	Section 4.2 and 6.12 of the EIS. Appendix Y to the EIS.
State Environmental Planning Policy (Sustainable Buildings) 2021	Chapter 2 – Standards for residential development – BASIX. Chapter 3 – Standards for non-residential development	Appendix Y and U to the EIS.
State Environmental Planning Policy (Housing) 2021 (I&E SEPP)	Chapter 4 – Design of residential apartment development.	Appendix F and G to this Amendment Report.
Development Contributions Plan		
City of Parramatta (Outside CBD) Development Contributions Plan	The City of Parramatta (Outside CBD) Development Contributions Plan (Amendment 1) 2023 applies to the site. Section 7.11 contributions apply, and this is calculated based on the number of dwellings at the site. The Applicant expects the contribution levy to be imposed as a condition of consent.	Section 4.3 of the EIS.
HPC (regional) development contributions	The Environmental Planning and Assessment Amendment (Housing and Productivity Contributions) Bill 2023 was assented on 13 July 2023, which changed how contributions for regional infrastructure are levied, by establishing a Housing and Productivity Contribution (HPC). Regional infrastructure includes public amenities or public services, affordable housing, transport infrastructure, regional or State roads and measures to conserve or enhance the natural environment. It is understood that HPC payment will apply (other than for the affordable dwellings) and will be imposed as condition of development consent.	Section 4.3 of the EIS.

5

Assessment of Impacts

5 Assessment of Impacts

An assessment of the environmental impact of the proposed development was undertaken as part of the Response to Submissions and Amendment Report (dated February 2026). The amendments to the project description do not alter the assessments undertaken by this report.

6 Justification of Amendments

6 Justification of Amended Project Description

This section of the report provides an evaluation of the amended proposal having regard to its economic, environmental, and social impacts, including the principles of ecologically sustainable development. It assesses the potential benefits and impacts of the proposed amendments, considering the interaction between the findings in the detailed assessments and compliance with the relevant controls and policies.

6.1 Project Design

The project design approach focuses on delivering a high-quality built form that integrates well with the evolving character of the area. The design includes a diverse mix of unit sizes, generous landscaping, and thoughtful architectural features to reduce perceived bulk and scale. The development maximises solar access, natural ventilation, and privacy through strategic setbacks and building orientation. It also incorporates sustainable design elements, such as passive solar design, energy-efficient systems, and water-saving fixtures, ensuring long-term environmental performance.

Efforts to maximise residential amenity include careful consideration of solar access, with 70.3% of apartments receiving adequate sunlight on the shortest day of the year, and 72.9% achieving cross-ventilation. The proposal includes communal open space offerings at ground level, an on-site childcare facility, and adaptable housing units to support diverse community needs and foster social interaction.

The proposal seeks to ensure visual privacy by adopting setbacks to neighbouring sites that are compliant with ADG building separation requirements, as well as the careful placement of windows between buildings and landscaping treatments around the perimeter of the site. The building has been articulated and orientated to minimise shadow impacts as far as practicable to surrounding sites. Visual impacts are mitigated by the site's lower elevation and the use of high-quality finishes, ensuring the development blends harmoniously with the surrounding context and is fitting of its place.

The development has been designed to align with the objectives of the NSW Government Architect's Better Placed, and these objectives have been used as guiding principles during design development. Overall, the proposal aims to enhance residential amenity and contribute positively to the evolving character of the local area.

6.2 Strategic Context

The proposal continues to be consistent with the strategic framework and has been considered against key Government and Council documents including the following:

- Greater Sydney Region Plan – A Metropolis of Three Cities
- Draft Sydney Region Plan
- Our Greater Sydney 2056: Central District Plan
- Parramatta Local Strategic Planning Statement
- Parramatta Local Housing Strategy
- Better Placed

The project will directly support the National Housing Accord by contributing to the NSW Government's target of 377,000 new homes in five years, with 118 new dwellings located near transport infrastructure.

At a State level, the NSW Housing Strategy: Housing 2041 emphasises high-density and affordable housing, which this proposal addresses by offering varied apartment types and dedicating 15% of the total GFA to affordable housing. The development is consistent with the architectural principles of Better Placed, ensuring

a well-designed built environment that reflects the desired future character of Carlingford. This strategic alignment underscores the proposal's potential to meet housing needs and enhance community liveability.

At the district level, the development aligns with the Greater Sydney Region Plan's vision of transforming Sydney into a metropolis of three cities. It contributes to housing and employment targets, supports infrastructure investment, and promotes diverse and affordable housing. The Central City District Plan further supports this proposal by fostering healthy, connected communities and integrating land use with transport planning, enhancing the '30-minute city' concept. Locally, the proposal aligns with the Parramatta Local Strategic Planning Statement and Local Housing Strategy. It addresses the need for diverse housing types and affordable rental housing, contributing to Carlingford's housing target of 4,470 new dwellings by 2036.

The amended development aligns with the Draft Sydney Plan. It makes use of the low to mid-rise housing policy by providing additional residential accommodation and affordable housing close to an existing centre.

6.3 Statutory Planning Context

The relevant State and local environmental planning instruments are listed in **Section 4** and assessed in **Appendix C** (of the Response to Submissions and Amendment Report, dated February 2026). The assessment concludes that the proposal complies with the relevant provisions of the key instruments and legislative requirements as summarised below:

- The proposed development has been assessed and designed in respect to the relevant objects of the EP&A Act as defined in Section 1.3 the Act and addressed in **Appendix C** (of the Response to Submissions and Amendment Report, dated February 2026).
- This EIS has been prepared in accordance with the SEARs as required by the EP&A Regulations. A summary response to the SEARs requirements is included at **Appendix C** (of the Response to Submissions and Amendment Report, dated February 2026).
- The proposal has been designed in consideration of the principles of ecologically sustainable development as required by s193 of the EP&A Regulation. An assessment of the proposal has been included in **Appendix C** (of the Response to Submissions and Amendment Report, dated February 2026).
- Consideration is given to the relevant matters for consideration as required under the BC Act and the SSD is supported by a BDAR waiver.
- The proposed development has been assessed in accordance with the R&H SEPP, and the development complies with the relevant clauses. The site is not subject to any suspected significant contamination and is suitable for the proposed land uses.
- This SSDA pathway has been undertaken in accordance with the Planning Systems SEPP as the proposed development is classified as SSD based on the quantity of affordable housing proposed and the estimated development cost.
- The proposal generally complies with all of the relevant provisions under the Paramatta LEP and is consistent with the relevant development standards of the Housing SEPP. This application is supported by a Clause 4.6 Variation Request in relation to the proposed building height variation.

The proposal can therefore be determined as consistent with the relevant statutory requirements as supported by the consent authority of statutory planning grounds.

6.4 Likely Impacts of the Proposal

The amended proposal is consistent with the potential environmental, economic and social impacts identified in the Response to Submissions and Amendment Report (dated February 2026). No new or additional adverse impacts have been identified as a result of the amended proposal.

6.5 Suitability of the Site

The site remains highly suitable for the proposed development for the following reasons:

- The proposed residential flat building and centre-based childcare facility are permitted in the R4 High Density zone under the Parramatta LEP and is consistent with the relevant zone objectives.
- The site is of a suitable scale and orientation to accommodate the proposed built form. The site benefits from dual street access which enables the separation of residential and childcare site access and favourable traffic distribution.
- The site and the Carlingford neighbourhood benefit from excellent access to local shops, services and public transport infrastructure which will provide convenience and amenity to new residents. Carlingford has been specifically recognised in the strategic and statutory planning framework as a location which is suitable to accommodate additional housing and provide affordable rental housing options. The neighbourhood is experiencing a transformation into a higher density character area.
- The built form proposed is consistent with the uplift envisaged for Carlingford introduced under the Housing SEPP. The built form and design have been carefully designed to complement the surrounding context, having avoided unacceptable impacts on residential amenity
- The site is not subject to any significant environmental constraints that would prohibit the intended land uses.
- All critical infrastructure services are available to the site, and the demand for infrastructure can be met through augmentation works.
- The proposal will not result in any significant environmental impacts that could not be reasonably managed through the implementation of mitigation measures identified in this EIS.

6.6 Public Interest

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and local strategic plans and satisfactorily addresses all the relevant State and local planning controls.
- The proposal will not result in any significant or unacceptable environmental, social or economic impacts. Where impacts have been identified, mitigation measures have been proposed to avoid, minimise or manage impacts.
- The project will generate up to 127 on-site construction related jobs and 32 offsite jobs during the design and construction phase. During the operational phase it is expected that the project will generate up to 15 jobs.
- The proposal will contribute to the NSW Government's objective to increase private and affordable housing supply, consistent with the needs of the community. This project will specifically contribute to housing supply in a location that has excellent access to local services and public transport infrastructure.
- The proposal will deliver early education and care opportunities for local residents through the inclusion of the centre-based childcare facility.
- The issues identified during the stakeholder engagement have been addressed by the design of the project or the assessment of the impacts of the project

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

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